

ORDINANCE

AN ORDINANCE relating to land use and zoning, amending Plat 36W, page 102, Plat 36E, page 103, Plat 40W, page 110, and Plat 40E, page 111, of the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to designate boundaries for the Station Area Overlay District near the proposed Capitol Hill light rail station; and amending SMC Section 23.70.004 to delete Exhibit 1I.

WHEREAS, RCW 81.104 directs municipalities to regulate land uses in a manner that supports high capacity transportation systems; and

WHEREAS, in November 1996, the voters of the three-county Sound Transit district approved Sound Move, the ten-year regional transit system plan, which includes a 23-mile new electric light rail line connecting SeaTac, Tukwila, and Seattle; and

WHEREAS, Sound Transit is proceeding to implement the Sound Move plan, including the light rail component; and

WHEREAS, in April 1998, the City of Seattle and Sound Transit executed a Memorandum of Agreement for Intergovernmental Cooperation for the Central Link Light Rail Transit Project (hereinafter, the MOA), as authorized by Ordinance 118927; and

WHEREAS, under the terms of the MOA, the City has been conducting station area planning and related public involvement activities for light rail station areas in Seattle; and

WHEREAS, the City Council adopted Resolution 29867 in December 1998, establishing goals and strategies to promote transit-oriented development in light rail station areas; and

WHEREAS, the City has given guidance to Sound Transit as to preferred light rail routes and station locations, and desired patterns for development around light rail stations, in previous legislation, including Resolution 29904 adopted on February 22, 1999; and

WHEREAS, on February 25, 1999, the Sound Transit Board of Directors identified the Locally Preferred Alternative (LPA) light rail alignment and station locations; and

WHEREAS, on November 18, 1999, the Sound Transit Board selected and authorized the implementation of the Locally Preferred Alternative alignment for the Central Link Light Rail Project and station locations; and

1 WHEREAS, On April 10, 2000, the City Council adopted Resolution 30128, approving the
2 light rail alignment, station locations, and maintenance base location for the Central
3 Link Light Rail Project in the City of Seattle; and
4

5 WHEREAS, the City Council adopted Resolution 30165 in September 2000, approving
6 concept-level station area planning recommendations for the areas around the light
7 rail stations; and
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9 WHEREAS, the Station Area Interim Overlay District was established in March 1999 by
10 Ordinance 119394, which expires on September 1, 2001, around proposed Sound
11 Transit Link light rail stations for the purpose of preserving opportunities for transit
12 and pedestrian-oriented development in accordance with Council approved goals and
13 objectives; and
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15 WHEREAS, the City Council established a new Chapter 23.61, Station Area Overlay
16 District (C.B. 113740), to the Seattle Municipal Code, establishing permanent
17 regulations to prohibit uses incompatible with transit-oriented development and
18 revising development standards within approximately one-quarter mile of proposed
19 Sound Transit light rail stations; and
20

21 WHEREAS, the City Council adopted Resolutions 29942, 29830, 29979, 29976, 29995,
22 29869, 29903 and 29808 in 1998 through 1999, approving neighborhood plans
23 applicable to each of the station areas affected by this ordinance; and
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25 WHEREAS, the City Council finds that this ordinance should be adopted for the reasons
26 contained in the Executive Analysis and Recommendation; and
27

28 WHEREAS, the City Council finds that these proposed amendments will implement the
29 policies contained in RCW 81.104 and be consistent with the resolutions identified
30 above, and will promote the health, safety and welfare of the general public;
31

32 **NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS**
33 **FOLLOWS:**
34

35 **Section 1.** The Official Land Use Map, Chapter 23.32 of the Seattle Municipal
36 Code is amended to designate the boundaries of the Station Area Overlay District on Plat
37 36W, page 102, Plat 36E, page 103, Plat 40W, page 110, and Plat 40E, page 111, of the
38 Official Land Use Map, as shown on Exhibit A attached to this ordinance.
39

1 **Section 2.** The City Clerk is hereby authorized and directed to file a copy of this
2 ordinance and attached Exhibit A at the King County Records and Elections Division, and to
3 deliver copies of the same to the Director of the Department of Design, Construction and
4 Land Use and to the King County Assessor's Office.
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Section 3. Section 23.70.004 of the Seattle Municipal Code, which Section was last amended by Ordinance (*First Hill Rezone Ordinance*), is further amended to delete Exhibit 1I.

Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2001, and signed by me in open session in authentication of its passage this ____ day of _____, 2001.

President of the City Council

Approved by me this ____ day of _____, 2001.

Paul Schell, Mayor

Filed by me this ____ day of _____, 2001.

City Clerk

(SEAL)

Exhibit A (Station Area Overlay District Boundaries)

